



Recommendation for Action

File #: 21-1360, Agenda Item #: 13.

4/8/2021

Posting Language

Authorize negotiation and execution of a second amendment to the lease agreement with Cookbook, LLC, a restaurant tenant that operates the approximately 3,786 square-foot Cookbook Café inside the Central Library located at 710 West Cesar Chavez Street.

Lead Department

Office of Real Estate Services.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

On December 15, 2016, Council approved a 120-month lease agreement.

For More Information:

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Additional Backup Information:

This action authorizes the negotiation and execution of a Second Amendment to the Lease Agreement between the City of Austin and Cookbook, LLC, a restaurant tenant that operates the approximately 3,786 square-foot Cookbook Café, inside the Central Library located at 710 West Cesar Chavez Street. The Cookbook Café was already experiencing financial challenges pre-COVID 19. The pandemic resulted in the closure of the Central Library and additional financial hardship to Cookbook, LLC.

The base rent and utilities were deferred from April 2020 - March 2021. The Second Amendment proposes modifying the effective date, base rent schedule, waiving additional rent, and negotiating late and deferred rent repayment. The City also proposes to allow Cookbook, LLC, access to and open the restaurant during its hours of operation while the Central Library remains closed. The catering operation schedule would be adjusted during special events, and catering restrictions would be amended to allow for flexibility in scheduling. The annual credit to Austin Public Library will be reduced to \$10,000. The monthly base rent will be effective as of November 1, 2019, and the annual rent will increase 2% per year starting in March 2022.

Term	Base Rent per Square Foot (3,786 SF)	Monthly Base Rent Revenue	Annual Base Rent Revenue
First 5 Months (Pre-COVID)	\$38.00	\$11,989.00	\$59,945.00
Next 11 Months (COVID)	\$38.00	\$11,989.00	\$131,879.00
Year 3	\$38.76	\$12,228.78	\$146,745.36
Year 4	\$39.54	\$12,474.87	\$149,698.44

Year 5	\$40.33	\$12,724.12	\$152,689.44
Year 6	\$41.14	\$12,979.67	\$155,756.04
Year 7	\$41.96	\$13,238.38	\$158,860.56
Year 8	\$42.80	\$13,503.40	\$162,040.80
Year 9	\$43.66	\$13,774.73	\$165,296.76
Year 10	\$44.53	\$14,049.22	\$168,590.58

The continued operation of a restaurant at the Central Library is beneficial to the public and Austin Public Library staff. This Lease Amendment is necessary to alleviate the additional financial burdens caused by the COVID-19 pandemic.

Strategic Outcome(s):

Culture and Lifelong Learning.